



Lawn Lane, Sutton, Ely, Cambridgeshire CB6 2RE

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A detached bungalow situated in a non-estate location and occupying a generous plot allowing scope for further extension (STP).

Accommodation includes three bedrooms, two reception rooms, ample off road parking, garage with workshop to rear and generous rear garden.

- Entrance Hall & Inner Hall
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Bathroom
- Ample Off Road parking
- Garage with Workshop
- Generous Rear Garden

Guide Price: £385,000



SUTTON is a large village situated on high ground about 6 miles west of Ely and only about 17 miles from Cambridge. There is good access to both cities. Sutton has local shopping facilities and a primary school.

ENTRANCE HALL with door to side aspect. Radiator.

INNER HALL with access to loft. Airing cupboard housing gas fired boiler and further storage cupboard.

KITCHEN 12'0" x 8'1" (3.66 m x 2.47 m) with circular sink unit and drainer, fitted with a range of units including base units, wall mounted units and drawers, cooker with extractor hood above, space for integral dishwasher, archway through to:

UTILITY AREA 15'8" x 4'10" (4.77 m x 1.48 m) with double glazed window to front aspect, plumbing for utilities, radiator, door leading to rear garden, space for freestanding fridge/freezer.

DINING AREA 9'1" x 8'8" (2.77 m x 2.64 m) with radiator, opening through to lounge and door to conservatory.

LOUNGE 13'0" x 12'11" (3.97 m x 3.93 m) with feature gas fireplace, radiator, double glazed patio doors to conservatory.

CONSERVATORY 16'6" x 12'4" (5.02 m x 3.77 m) Double glazed with four radiators, French doors opening to rear garden.

BEDROOM ONE 11'9" x 9'10" (3.58 m x 2.99 m) with double glazed window to front aspect, radiator, fitted wardrobes.

BEDROOM TWO 9'10" x 9'9" (2.99 m x 2.98 m) with double glazed windows to front aspect, radiator, built-in storage cupboard.

BEDROOM THREE 9'5" x 7'1" (2.86 m x 2.16 m) with double glazed window to side aspect. Radiator.

BATHROOM Fitted suite comprising panel bath with shower attachment, low level WC, wash hand basin, heated towel rail, double glazed window to side aspect.

EXTERIOR To the front of the property you will find ample off road parking leading to a tandem length garage with light and power connected. Gated access leads into a generous garden which is predominantly lawned with paved patio, variety of mature plants and shrubs and benefitting from an outbuilding connected to the garage also with light and power connected.

To the rear of the garden you will find a secondary garden area via gated access. Further outbuildings at rear of garden including shed, greenhouse and chicken run.

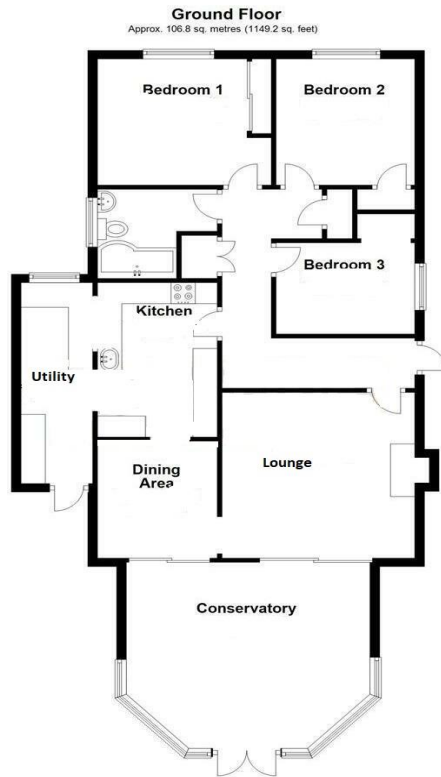
Tenure The property is Freehold

Council Tax Band C **EPC** C (69/83)

Viewing By Arrangement with Pocock & Shaw
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Ref CWH/ 7105





Total area: approx. 106.8 sq. metres (1149.2 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.